

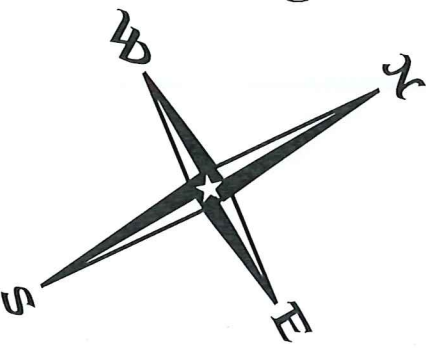
WEST 11TH STREET (50') 16.67' curb
 (S60°00'00"E 16.67')
 (S59°53'13"E 16.66') mailbox

(S60°00'00"E 95.38')
 (S59°50'21"E 95.38')

SCALE 1" = 20'

Legend

- ⊙ 1/2" Iron Rod Found
- ⊗ Chiseled "X" Found
- ▲ Mag Nail Found
- ⊙ Clean-out
- ⊙ Water Meter
- Wrought Iron Fence
- Chain-Link Fence
- Wood Board Fence
- Overhead Utility Line (Record Bearing and Distance)

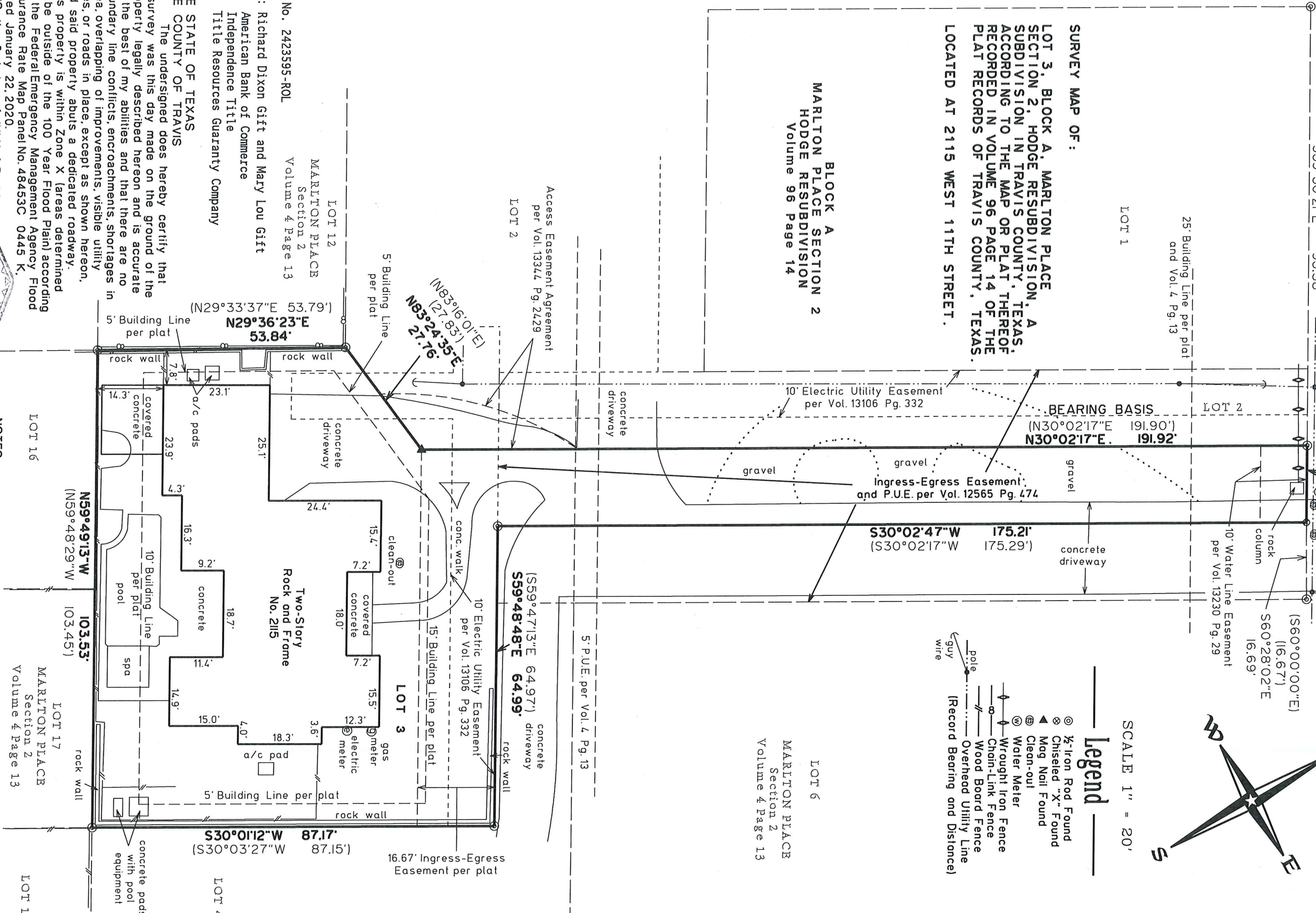


SURVEY MAP OF :

LOT 3, BLOCK A, MARLTON PLACE SECTION 2, HODGE RESUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 96 PAGE 14 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 2115 WEST 11TH STREET.

BLOCK A
 MARLTON PLACE SECTION 2
 HODGE RESUBDIVISION
 Volume 96 Page 14

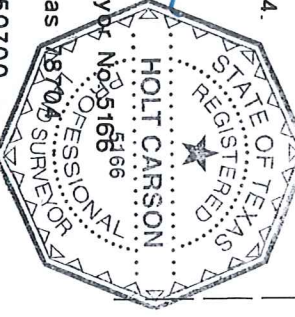
MARLTON PLACE
 Section 2
 Volume 4 Page 13



GF No. 2423595-ROL
 To: Richard Dixon Gift and Mary Lou Gift
 American Bank of Commerce
 Independence Title
 Title Resources Guaranty Company

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is accurate to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in lines, or roads in place, except as shown hereon, and said property abuts a dedicated roadway. This property is within Zone X (areas determined to be outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48453C 0445 K, dated January 22, 2020.
 THIS the 2nd day of JULY, A.D., 2024.

BY: *[Signature]*
 Holt Carson
 Registered Professional Land Surveyor No. 5166
 HOLT CARSON, INC.
 1904 Fortview Road Austin, Texas
 (512)-442-0990
 Firm Registration Number 10050700



NOTES:

1. This lot is subject to restrictions recorded in Volume 96 Page 14 of the Plat Records of Travis County, Texas and Volume 12565 Page 459 of the Real Property Records of Travis County, Texas and Volume 593 Page 325 and Volume 812 Page 132 of the Deed Records of Travis County, Texas.
2. This lot is subject to reserved easement rights for the installation of a landscaped entry on 11th Street, a shared driveway, parking areas, sidewalks, outdoor lighting, utility system and garbage and recycling, pick-up locations, as described in Volume 12565 Page 459 of the Real Property Records of Travis County, Texas.